



Upper Uwchlan Township
BOARD OF SUPERVISORS WORKSHOP

September 14, 2010
Minutes

Approved

In attendance:

Guy Donatelli, Chairman
Cathy Tomlinson, Vice-Chair
Kevin Kerr, Supervisor
Cary Vargo, Township Manager
Chief DeMarco, Police Chief
Bob Schoenberger, Chair - Planning Commission
Sheila Fleming, Senior Planner – Brandywine Conservancy
35 Residents / Village Business Owners

Mr. Donatelli called the workshop to order at 4:00 p.m.

Village Concept Plan ~ Presentation

Bob Schoenberger explained the history of the Village Concept Committee (VCC) and presented the proposed Village Concept Plan, an advisory Plan which will provide guidance for development and re-development of Eagle and Byers Villages.

The opening of Graphite Mine Road has provided access to various commercial and industrial parcels, and the preservation of the historic integrity of both Villages could be jeopardized. The VCC has worked to draft a Plan that will preserve the historic nature and also guide transportation management -- pedestrian and vehicular. The Plan is conceptual, advisory, and provides flexible options for Owners/Developers, not mandates. The purpose is to retain or attract businesses and venues that draw people into the Village areas for shopping, activities, entertainment. The Plan provides incentives to develop Village properties according to the Concept and encourages adaptive re-use of historic structures. It also encourages Property Owner collaboration, such as clustering parking areas behind stores/buildings in order to minimize the number of accesses. An Access Management Plan has been prepared and the VCC is currently working on architectural guidelines to accompany the Village Concept Plan. Civic spaces will also be planned. An Overlay Ordinance will be proposed.

Comments from the attendees included: this concept is already occurring; no big changes; commended VCC for their work; will this involve historic preservation regulations?; are any further changes to Route 100 planned?; seeking pedestrian friendliness; don't take all the traffic away from the Villages; proposed service roads run through existing buildings; planning creatively for the future.

The Village Concept Committee meetings are 7:00 p.m. the 4th Monday of each month. All interested parties are invited to attend.

The Village Concept Committee asked the Board of Supervisors to consider adoption of the Village Concept Plan, for the Township's use as a planning tool. Mr. Donatelli advised the Board could endorse the Plan in the future when the architectural guidelines have been completed.

Township Manager's Report – Review

Cary Vargo briefly reviewed his monthly report: increased leaf/yard waste tonnage; Fellowship Fields lights are operational; the Township website is being renovated this Fall; the Chester Tax

Collection Committee has announced Keystone Collection Group will collect EIT taxes beginning January 2011; a graduate-level intern will begin working for the Township this Fall.

Open Session

Bob Fethers, Jr., asked if the southern link of Graphite Mine Road was Township-owned or a State road -- adequate grass cutting of the median has not been occurring.

Adjournment

There being no further business to discuss, Guy adjourned the Workshop at 5:00 p.m. and the Board proceeded to an Executive Session regarding real estate.

Respectfully submitted,
Gwen Jonik,
Township Secretary